



AGENDA REPORT

Agenda Item 8
Reviewed: SHK
City Manager
Finance Director N/A

MEETING DATE: OCTOBER 3, 2005

TO: WILLIAM HUSTON, CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
SUBJECT: 2004-05 GENERAL PLAN ANNUAL REPORT

SUMMARY:

The California Government Code requires that the Planning Commission provide a progress report to the City Council on the status of the City's General Plan and the progress in its implementation, including the progress in meeting our share of regional housing needs and efforts to remove governmental constraints to housing development, maintenance, and improvement. On September 26, 2005, the Planning Commission reviewed the annual report and authorized staff to forward the report to the City Council. Following City Council review, staff will forward the report to the State Department of Housing and Community Development in fulfillment of the State's requirement.

RECOMMENDATION:

That the City Council review and authorize staff to forward this annual report to the State Department of Housing and Community Development.

FISCAL IMPACT:

There is no fiscal impact associated with the General Plan Annual Report.

BACKGROUND

California State Law requires each City to adopt a comprehensive, long-term general plan for its physical development and any land outside its boundaries which bears a relationship to its planning activities. In essence, a city's general plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan contains policies and programs designed to provide decision makers with a basis for all land use related decisions.

Tustin adopted its first General Plan in 1966. The Plan was prepared as a joint effort between the City of Tustin Planning Department and the County of Orange Advance Planning Division. Major changes to State law led to the preparation of, and revisions to, Tustin's General Plan during the 1970s and 1980s. During this period of time,

General Plan elements were developed and/or amended incrementally. Tustin's current General Plan was comprehensively amended and adopted in January 2001. The General Plan incorporates all required elements as follows: Land Use, Housing, Conservation/Open Space/Recreation, Noise, Circulation, Public Safety and a locally mandated element, Growth Management. The Housing Element was recently updated in accordance with the State Department of Housing and Community Development recommendations.

Section 65400 (b) of the Government Code requires that the City's planning agency provide:

- 1) An annual report to the City Council on the status of the General Plan and progress in its implementation;
- 2) Its progress in meeting its share of regional housing needs; and,
- 3) Its progress in its efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

The annual report is required to be provided to the City Council. Following the City Council's action, the annual report will be forwarded to the State Department of Housing and Community Development and the State Office of Planning and Research.

PROGRESS REPORT

The City's Annual Report (Exhibit A) has individual sections organized by element. Each section includes a brief description of the scope of the element and a discussion of program accomplishments relevant to each goal. The program accomplishments include: ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions. Often these program accomplishments meet several goals that are interrelated to various elements of the General Plan. As such, to avoid redundancy, the implementation programs are described under the primary goal they implement and are listed by name only under secondary goals.

REGIONAL HOUSING NEEDS

The City's current Housing Element was adopted by the City Council in November 2002 and approved by the State Department of Housing and Community Development in December 2002. Table 1 identifies the City of Tustin's share of regional housing needs from January 1, 1998, through June 30, 2005.

Table 1
City of Tustin Regional Housing Need
1998-2005

| Income Level | Number of Units | Percentage |
|----------------------------------|-----------------|------------|
| Very Low (<50% of MFI) | 694 | 21.1% |
| Low Income (50-80 % of MFI) | 489 | 14.8% |
| Moderate Income (80-120% of MFI) | 778 | 23.6% |
| Upper Income (>120% of MFI) | 1,337 | 40.5% |
| | 3,298 | 100.0% |

MFI: Median Family Income

Source: SCAG Regional Housing Need Assessment

Table 2 consists of a list of new dwelling units that received occupancy and other income restricted units that have received entitlements and are currently either under construction or in plan check from January 1, 1998, through June 30, 2005. To determine the income level of each unit, the State Department of Housing and Community Development developed criteria for the City to follow. These criteria are based on occupant annual income, rent payment, purchase price, or density level.

In addition, a list of implementation programs are included in the Annual Report (Exhibit A) which outlines programs, ordinances, and development proposals that the City undertook in meeting its fair share of regional housing needs.

Table 2
City of Tustin
Housing Unit Constructed and Housing Units Entitled
Between January 1, 1998 through June 30, 2005

| Income Level | Number of Units Constructed | Number of Units in Plan Check/Under Construction | Total | Percentage |
|------------------------------|-----------------------------|--|-------|------------|
| Very Low (0-50%MFI) | 18 | 101 | 119 | 3.1% |
| Low Income (51-80%MFI) | 47 | 144 | 191 | 4.9% |
| Moderate Income (81-120%MFI) | 919 | 152 | 1071 | 27.6% |
| Upper Income | 849 | 1654 | 2503 | 64.4% |
| Total | 1833 | 2051 | 3884 | 100.00% |

MFI: Median Family Income

Source: City of Tustin Building Division, City of Tustin Planning Division, and Southern California Gas Company Utility Releases

**EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS
 TO THE MAINTENANCE, IMPROVEMENT, AND
 DEVELOPMENT OF HOUSING**

The City has taken the following steps to remove governmental constraints that hinder the development of affordable housing:

1. Continued implementation of the City's General Plan;
2. Continued processing of Specific Plans to include affordable housing components through entitlements and Development Agreements;
3. Continued to grant density bonuses by providing developer incentives for the production of affordable housing as provided by State Law and City Ordinance No. 1279.
4. Complied with the affordable housing provisions under Community Redevelopment Law;
5. Allocated Community Development Block Grant (CDBG) funds for improvements within the low- to moderate-income neighborhoods to encourage rehabilitation and revitalization; and
6. Provided various grants, loans, and down-payment assistance to assist the low- to moderate-income households in purchasing and rehabilitating their homes.

As evidenced by the Annual Report, the City has implemented numerous ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions in accordance with its General Plan goals.

Many of these implementation tools satisfy goals within several General Plan elements, demonstrating the interrelationship among the elements and the comprehensive approach the City has taken in implementing the General Plan.

The City will continue its efforts in carrying out all the identified goals and policies of the General Plan. This Annual Report enables the City to assess the effectiveness of its General Plan and provides guidance to the City in focusing on its future goals and policies.



Justina Willkom
Senior Planner



Elizabeth A. Binsack
Director of Community Development

Attachment: Exhibit A: 2004-05 Status of General Plan and Implementation Progress

Exhibit A

2004-05 Status of General Plan and Implementation Progress



**2004-05
Annual Report on the Status of the City of Tustin
General Plan**



EXHIBIT A

2004-05 Annual Report on the Status of the City of Tustin General Plan

| GOALS | PROGRAMS |
|--|---|
| LAND USE ELEMENT The Land Use Element identifies the present and planned land use activity; the general distribution and location of residential and non-residential land uses; and density and building intensity. The Land Use Element constitutes official City policy for the location of various land uses and provides guidance to ensure orderly growth and development | |
| GOAL 1: Provide for a well balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City services. | <ul style="list-style-type: none">Second Unit Code Amendment: An amendment to Chapter 2 of Article 9 of the Tustin City Code relating to second residential units. The amendment provides standards for second residential units in several residential zoning districts and allows second residential units without discretionary review or hearing, in accordance with State Law. |
| | <ul style="list-style-type: none">Business Regulations Code Amendment: The City amended the Business Regulations Code to regulate businesses that are recognized as having characteristics which may pose particular threats to the public health, safety, and welfare. The proposed amendment would also streamline the process for obtaining business permits and reduce the staff time required to process the permits. The Ordinance gives the Director approval, denial, and revocation authority with the ability to request that the Planning Commission hold a hearing and make a permit decision on a case-by-case basis. The Ordinance disbanded the License and Permit Board and establishes the City Council as the appeal body for all business permit decisions. |
| | <ul style="list-style-type: none">General Plan Amendments: The City processed two (2) General Plan Amendments. General Plan Amendment 04-001 established "MCAS Specific Plan" land use designation for the annexed MCAS Tustin Specific Plan |



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| GOALS | PROGRAMS |
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| | Disposition Parcel 36. General Plan Amendment 05-001 established a collector arterial designation and reclassified El Camino Real between First Street and Newport Avenue from a secondary arterial to a collector arterial. |
| | <ul style="list-style-type: none">• Discretionary Actions: The City processed 37 Conditional Use Permits, 1 Code Amendments, 2 Minor Adjustments, 3 Zone Changes and 24 Design Reviews to accommodate various development proposals. |
| GOAL 2: Ensure that future land use decisions are the result of sound and comprehensive planning. | <ul style="list-style-type: none">• Density Bonus (Ordinance No. 1279): Amended Tustin City Code Article 9, Chapter 1, governing incentives for the development of affordable housing to comply with the California Legislature's 2002 amendment of Government Code Section 65915 and made other conforming changes to State law. The City currently is in the process of updating its Density Bonus Ordinance to reflect the latest revision of State Law.• Subdivision Code: The City continues the implementation and enforcement of the Subdivision Code in accordance with the State's Subdivision Map Act related to the division of land within or partially within the City by establishing regulations concerning the design, improvement, and survey data of subdivisions, the form and content of all required maps, and the procedure to be followed in securing the official approval of the City. |
| | <ul style="list-style-type: none">• Recreational Vehicle (RV) Storage (Ordinance 1278): Amends the Irvine Industrial Complex Planned Community District regulations to allow outdoor recreational vehicle (RV) storage as a conditionally permitted use in the Irvine Industrial Complex and establish specific development standards for the use. |



EXHIBIT A 2004-05 Annual Report on the Status of the City of Tustin General Plan

| GOALS | PROGRAMS |
|-------|--|
| | <ul style="list-style-type: none">California Building Code: The State's Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction. The City adopted the 2001 edition codes which include: the California Building, Fire, Mechanical, Plumbing, and Electric Codes, and other related codes. |
| | <ul style="list-style-type: none">Design Review Process: The City encourages and promotes high quality design and physical appearance through the Design Review process. During the previous fiscal year, a total of 24 Design Review applications were processed. |
| | <ul style="list-style-type: none">Office of the Zoning Administrator: The Zoning Administrator continues to review and approve development applications in lieu of the Planning Commission when the requests constitute a reasonable use of property not permissible under a strict literal interpretation of the regulations. |
| | <ul style="list-style-type: none">Code Enforcement Program: The City promotes active Code Enforcement citywide. Code Enforcement activities include: graffiti removal program of approximately 1000 cases annually, weed abatement program, removal of abandoned shopping carts, graffiti abatement, and other zoning and land use related types of issues. |
| | <ul style="list-style-type: none">Alcoholic Beverages Sales Guidelines: The City continues to implement the Alcoholic Beverages Sales guidelines. These guidelines are to be considered in conjunction with the conditional use permit process to promote and protect public health, safety, and general welfare, and preserve and enhance the quality of the City relating to establishments selling alcoholic beverages for on- and off-site consumption. |

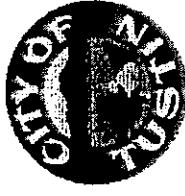


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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none">Home Occupation Ordinance: The City continues to allow for home occupation and limits operations within the enclosed living space to minimize negative impacts associated with commercial/office uses within residential zoning districts. |
| | <ul style="list-style-type: none">Auto Services Design Guidelines: The City continues to implement guidelines and standard conditions of approval for the establishment of auto-related services businesses. |
| | <ul style="list-style-type: none">Medical Office Parking/Joint Use Parking Ordinance: The City continues to allow for joint use parking within a commercial center and utilize the new parking ratio for medical uses under 4,000 square feet. |
| | <ul style="list-style-type: none">Wireless Communication Facilities Ordinance: The City continues to implement regulations and guidelines for the review of wireless communication facilities for the protection of the health and safety and aesthetics of the community. |
| | <ul style="list-style-type: none">Mobile Vending: The City continues to regulate mobile vending to protect the public safety and welfare of children and residents in the City. |
| GOAL 3: Ensure that new development is compatible with surrounding land uses in the community, the City's circulation network, availability of public facilities, existing development constraints and the City's unique characteristics and resources. | <ul style="list-style-type: none">General Plan Conformity: The City processed one (1) General Plan Conformity for the disposition of the former Caltrans surplus property located at 14011 for the purpose of assembling a larger site for development of commercial building. |

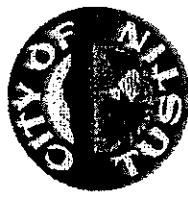


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| GOALS | PROGRAMS |
|--|---|
| | <ul style="list-style-type: none">• General Plan Amendment: (Land Use Element Goal 1 for description)• Discretionary Actions: (Land Use Element Goal 1 for description) |
| GOAL 4: Assure a safe, healthy and aesthetically pleasing community for residents and businesses. | <ul style="list-style-type: none">• Newstrack Ordinance: The City continues to implement regulations for the placement of newstracks within the City's right-of-way.• Neon Tubing Design Guidelines: The City continues to implement guidelines to mitigate negative visual impacts as a result of installation of exposed neon tubing.• Tustin Pride Program: The City continues to support the Tustin Pride Committee to promote a cleaner, healthier, and safer community.• Redevelopment Agency Programs: The City Redevelopment Agency provides programs including public improvements and commercial rehabilitation loans to revitalize the redevelopment project areas. Affordable housing programs include: 1) New construction of ownership housing units; 2) Multi Family Rehabilitation program; and 3) Single Family Housing Rehabilitation program.• National Pollutant Discharge Elimination System (NPDES): the City participates in the countywide efforts to minimize unwarranted discharge water into the regional water system. |

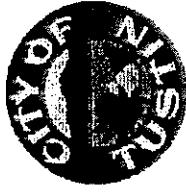


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| GOAL 5: Revitalize older commercial, industrial, and residential uses and properties. | <ul style="list-style-type: none">Cultural Resources District Ordinance: The City continues to preserve historic and architecturally significant properties within the district by requiring a Certificate of Appropriateness for exterior alterations and demolitions of structures within the district. The City also utilizes a Survey that contains information about the City's historic resources. Staff regularly references this survey to determine the resource style, significance, and whether special design considerations are required when modifications to the structure are proposed. A total of twenty-two (22) Certificates were issued between July 1, 2004, and June 30, 2005. |
| | <ul style="list-style-type: none">Mills Act: Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. The City participates in the Mills Act. Currently eight (8) properties in Tustin participate in the Mills Act program. |
| | <ul style="list-style-type: none">Old Town Fee Waiver: The City Council extended the fee waiver policy and amended the criteria increasing the basis for the fee waiver to \$100,000 in construction valuation and refunding the waived fees to the applicant upon issuance of a building permit. The revised Old Town Fee Waiver Policy became effective on July 1, 2002, and remains in effect for three fiscal years, with extensions subject to City Manager approval. |
| | <ul style="list-style-type: none">Old Town Tustin Revitalization Strategy: Various activities were carried out to revitalize older properties in Old Town Tustin. These activities include the creation of diagonal parking to create a pedestrian and business friendly atmosphere. |

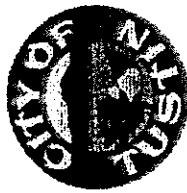


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|---|--|--|--|--|
| | <ul style="list-style-type: none">Historical Resources Survey Update: The City received a Certified Local Government grant from the State to update the existing Historical Resources Survey. The new survey has been completed and new or potential resources have been added in the City's historical resources survey. | | | |
| | <ul style="list-style-type: none">Redevelopment Agency Programs: (Land Use Element Goal 4 for description) | | | |
| GOAL 6: Improve urban design in Tustin to ensure development that is architecturally and compatible, and to create uniquely identifiable neighborhoods, commercial, and business park districts. | <ul style="list-style-type: none">Historic Plaque Program: The City established a plaque program to recognize historically significant structures located within the Cultural Resources District. To date, twenty-four (24) plaques have been delivered. | | | |
| GOAL 7: Promote expansion of the City's economic base and diversification of economic activity. | <ul style="list-style-type: none">Home Occupation Ordinance (Land Use Element Goal 2 for description). | | | |
| GOAL 8: Ensure that necessary public facilities and services are available to accommodate development proposed on the Land Use Policy Map. | <ul style="list-style-type: none">Library Expansion Study: The City completed the Library Needs Assessment. The needs assessment found that the existing Tustin Branch Library was limited in its collections, programs, and services by the size and inadequacies of the existing facility. After analysis of three expansion alternatives, it was determined that the removal of the existing facility and construction of a new single story facility was the best approach. The City has processed the entitlements and is developing the construction level plans for a new library. | | | |



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| | <ul style="list-style-type: none">• Pre-application Conferences Procedures: The City utilizes procedures for pre-application conferences and processing procedures to expedite permit processing. |
| | <ul style="list-style-type: none">• Permit Processing and Coordination Procedures: The City ensures that processing of permits for low- and moderate-income housing is fast-tracked. The City continues the services of the City's Community Development Department as a central clearinghouse with individuals assigned the responsibility of expediting development permits required from various departments and agencies. |
| GOAL 9: Provide for a planned community in East Tustin compatible with the land use characteristics of the local area and sensitive to the natural environment. | <ul style="list-style-type: none">• Tustin Family and Youth Center: In 1996, the City rehabilitated an existing commercial site to accommodate a youth center. This youth center now provides a variety of affordable youth programs to low-income residents.• Natural Communities Conservation Program: The City participates in the countywide Natural Communities Conservation Program in protecting the natural habitats and endangered species by reviewing all development proposals to comply with the established guidelines.• Park, Development, Improvements and Maintenance Program: The City encourages developers to create new parks and allocates funds for services and maintenance of buildings and recreational areas. The City also provides over \$370,000 in regular park maintenance. |



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| GOAL 10: Improve and strengthen the Tustin Old Town/First Street area with a unique pedestrian environment and diverse mix of goods, services, and uses. | <ul style="list-style-type: none">• Old Town Tustin Revitalization Strategy: (Land Use Element Goal 5) |
| GOAL 11: Provide for an integrated business park environment in the Pacific Center East Area which both capitalizes on market opportunities and is compatible with adjacent developed land uses. | <ul style="list-style-type: none">• Pacific Business Center: Eleven (11) condominium office buildings were constructed in accordance with the Pacific Center East Specific Plan. |
| GOAL 12: Maintain the semi-rural and low-density character of North Tustin. | <ul style="list-style-type: none">• The City does not have land use authority within the North Tustin area. |
| GOAL 13: Develop a Specific Plan/Reuse Plan for MCAS Tustin which maximizes the appeal of the site as a mixed use, master planned development, and that includes the following qualities seeking to create results that are very special and worthy of the site's present and historical importance. | <ul style="list-style-type: none">• MCAS Tustin Specific Plan: Section 9246 to the Tustin City Code was added to establish the MCAS Tustin Specific Plan District (SP-1 Specific Plan) zoning regulations and the Tustin Zoning Map was amended from Public and Institutional (P&I) to MCAS Tustin Specific Plan District (SP-1 Specific Plan). The City is actively working in implementing the Specific Plan.• MCAS Tustin Redevelopment Plan: The City Council adopted Ordinance No. 1276 approving and adopting the Redevelopment Plan for the MCAS-Tustin Redevelopment Project. |

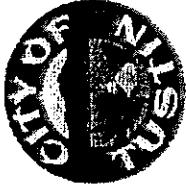


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| HOUSING ELEMENT The Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's population and implementing Statewide housing goals to provide decent and sound housing for all persons and all income groups. The Tustin Housing Element includes the identification of strategies and programs that focus on: 1) housing affordability, 2) rehabilitation of substandard housing, 3) meeting the existing demand for new housing, and 4) conservation of the existing affordable housing stock. The following is a listing of all Housing Element goals and implementation measures: | <ul style="list-style-type: none">• Housing Element: On November 4, 2002, the City Council adopted the Housing Element and HCD certified the Element in December 2002. The City continues to implement the Housing Element to provide an adequate supply of housing to meet the City's need for a variety of housing types to meet the diverse socio-economic needs of all community residents. |
| GOAL 1: Provide an adequate supply of housing to meet the City's need for a variety of housing types to meet the diverse socio-economic needs of all community residents. | <ul style="list-style-type: none">• Affordable Housing: The City entered into an agreement with the Olson Company to set aside ten (10) units of the sixty-three (63) condominium units as affordable housing. This project is currently under construction.• Affordable Housing at Tustin Legacy: The City has entered into agreement with several developers at the Tustin Legacy for implementing the affordable housing component of the Specific Plan as follows:<ul style="list-style-type: none">○ John Laing Homes:<ul style="list-style-type: none">22 Very Low12 Low○ Tustin Fields I:<ul style="list-style-type: none">44 Moderate○ 298 Upper Income |

- John Laing Homes:
 - 11 Very Low
 - 10 Low
 - 19 Moderate
 - 149 Upper Income



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| | <ul style="list-style-type: none">o Lennar (Columbus Square): 53 Very Low 108 Low 80 Moderate 836 Upper Incomeo Lennar Homes (Columbus Grove): 20 Very Low 17 Low 30 Moderate 398 Upper Income |
| <ul style="list-style-type: none">• New Housing : The City granted entitlements to Nevis Homes for the construction of ninety-three (93) condominium units. The City also granted entitlements to Prospect Village LP for the construction of twelve (12) live work units in Old Town Tustin.• Density Bonus: The City continues to work with developers by providing incentives in the form of density bonus for the development of affordable housing units when requested. | <ul style="list-style-type: none">• Shared-Housing Program: The City continues to provide coordination and support to a home sharing program funded in part by the Feedback Foundation, Inc. as part of the TLC (Transportation Lunch and Counseling) and the Orange County Housing Authority. |
| GOAL 2: Ensure equal housing opportunities for all existing and future City residents regardless of race, religion, ethnicity, sex, age, marital status, or household composition. | |

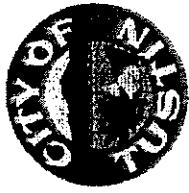


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| | <ul style="list-style-type: none">Fair Housing Services: The City continues to contract with the Orange County Fair Housing Council to provide services to the residents of the City of Tustin to assure equal housing opportunities. The Fair Housing Council of Orange County also provides case management and tenant/landlord dispute resolution as well as housing discrimination services. |
| GOAL 3: Increase the percentage of ownership housing to ensure a reasonable balance of rental and owner-occupied housing within the City. | <ul style="list-style-type: none">Ownership Housing: The City continues to encourage the development of for-sale housing to increase the percentage of ownership housing and to ensure a reasonable balance of rental and owner-occupied housing within the City |
| GOAL 4: Preserve the existing supply of affordable housing in the City. | <ul style="list-style-type: none">Section 8 Certificates and Vouchers Program: The City contracts with the Orange County Housing Authority for the development and operation of federally assisted low- and moderate-income housing program. |
| | <ul style="list-style-type: none">Density Bonus Ordinance: (Housing Element Goal 2) |
| GOAL 5: Conserve, maintain, rehabilitate and/or replace existing housing in neighborhoods which are safe, healthful, and attractive, in accordance with adopted Land Use Policy. Improve the residential character of the City with an emphasis on revitalizing neighborhoods showing signs of deterioration. Promote conservation of the City's sound housing stock. | <ul style="list-style-type: none">Redevelopment Agency Programs: (Land Use Element Goal 4 for description) |



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| Rehabilitation of deteriorated units where they may exist Citywide, and elimination of dilapidated units that endanger the health, safety, and well being of occupants. | |
| GOAL 6: Ensure that new housing is sensitive to the existing natural and built environment. | <ul style="list-style-type: none">• Hillside Review Procedures: Provision of development review for projects located in the hillside area within the East Tustin Specific Plan area. |
| CIRCULATION ELEMENT | <p>The Circulation Element guides the development of the City's circulation system by providing adequate capacity for future land uses and provides for a safe, efficient, and adequate circulation system for the City. The Element establishes a hierarchy of transportation routes with specific development standards described for each category of roadway. The following subjects are included in the Circulation Element: streets and highways, transportation corridors, transportation system management, transportation demand management, transit, rapid transit, railroads, paratransit (e.g. carpooling, vanpooling and taxi service), bicycle, pedestrian facilities, commercial, general, and military airports. The following is a listing of all Circulation Element goals and implementation measures:</p> |
| GOAL 1: Provide a system of streets that meets the needs of current and future inhabitants and facilitates the safe and efficient movement of people and goods throughout the City consistent with the City's ability to finance and maintain such a system. | <ul style="list-style-type: none">• Capital Improvement Program (CIP): The City utilizes a seven (7) year Capital Improvement Program to monitor, identify, and prioritize improvements to roadways and intersections. |

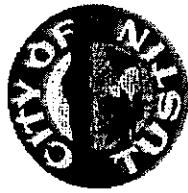


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| <ul style="list-style-type: none">• Orange County Master Plan of Arterial Highways (MPAH): The City has adopted the Orange County Master Plan of Arterial Highways which addresses existing as well as future regional traffic needs. Additionally, the City has identified and adopted a City Arterial Highway System to accommodate existing traffic demands and ensure the development of improvements to serve future local traffic demands. Under this program in FY 2004/05, the City performed the following:<ol style="list-style-type: none">1. Prepared design for the extension of Newport Avenue to connect with Edinger Avenue. This includes a grade separation with the OCTA / SCRRRA Railway. It also provides a major link in the MPAH.2. Initiated study of alternative designs for the grade separation of Red Hill Avenue at the OCTA / SCRRRA Railway for purposes of transportation efficiency and safety.3. Began construction for widening of the intersection of Irvine Boulevard / Newport Avenue to enhance capacity and efficiency of that intersection.4. Completed a contract for the widening of Red Hill Avenue at Interstate Route 5 in order to increase capacity and add bicycle lanes.5. Designed improvements, acquired right-of-way and advertised for construction of the Newport Avenue / SR-55 Ramp Reconfiguration, which also includes the extension of Newport Avenue and widening of Edinger Avenue. | |
| <p>GOAL 2: Provide for a truck circulation system that provides for the effective transport of commodities while minimizing the negative impacts throughout the City.</p> <ul style="list-style-type: none">• Truck Routes System: The City has identified and adopted a system of citywide truck routes to accommodate the need for the transport of goods through the City. The City actively coordinates trucking activities with the City's Police Department and issues Transportation/Overload permits to minimize impacts due to large loads and to maximize traffic safety associated with trucking activities. | |



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| GOALS | PROGRAMS |
|---|---|
| <p>GOAL 3: Support development of a network of regional transportation facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate the regional travel demands of developing areas outside the City.</p> | <ul style="list-style-type: none">• Regional Transportation Improvements Program: The City works closely with the Regional Transportation Agency (OCTA) and the State Department of Transportation (Caltrans) to implement regional transportation improvements and minimize impacts to Tustin. For example, the City participates in studies to reconfigure freeway ramps at the I-5/ SR-55 Interchange; to increase transportation capacity between Orange County and Riverside County and to increase North-South Transportation capacity within Orange County. |
| <p>GOAL 4: Maximize the efficiency of the circulation system through the use of transportation system management and demand management strategies.</p> | <ul style="list-style-type: none">• Congestion Management Program (CMP): Through the Congestion Management Program, the City monitors traffic levels of service (LOS) at regional locations and coordinates any improvements to mitigate adverse impacts.• Traffic Signal Coordination Program: The City has implemented traffic signal coordination among the majority of the City's traffic signals that serve the arterial roadway network. Additionally, the City coordinates traffic signal timing with adjacent jurisdictions to facilitate the orderly progression of regional traffic.• Traffic Signal Installations and Modifications: The City annually reviews the citywide traffic signal system and identifies new signal locations and modifications that will maximize the efficiency and operation of the traffic signal system. In FY 2004/05 the Public Works Department implemented 30-traffic signal timing modifications to respond to variations in traffic volumes and patterns. The City also modified the traffic signal at Newport Avenue / El Camino Real, installed in-pavement lighted crosswalks at Pasadena Avenue/Altadena Drive and designed in-pavement lighted crosswalks at Red Hill Avenue/Olwyn Drive. |

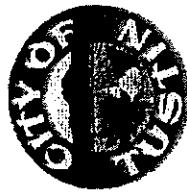


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| | <ul style="list-style-type: none">Commuter Rail Station: The City has constructed a Metrolink Commuter Rail Station to provide rail service to commuters between the Inland Empire and Orange County, and also accommodate passengers between Los Angeles and Oceanside on the LOSSAN Corridor. This project is a Transportation Demand Management improvement that directly improves peak-hour traffic capacity for regional and local commuters. In FY 2004/05 a study was initiated to determine what can be done to increase the parking capacity at the station. |
| | <ul style="list-style-type: none">Staggered Work Hours: The City has implemented a 9-hour work day by which employees begin work one half hour before the conventional peak hour and leave work one half hour after the conventional peak hour. This Transportation System Management tool reduces traffic congestion during peak hours. |
| GOAL 5: Support development of a public transportation system that provides mobility to all City inhabitants and encourages use of public transportation as an alternative to automobile travel. | <ul style="list-style-type: none">Bus Service: The City works closely with OCTA to provide local and express bus service to the community. In FY 2004/05 a cooperative effort was initiated to enhance ADA access to bus stops. |
| | <ul style="list-style-type: none">Bus Shelters and Bus Bench Program: The City has implemented a bus shelter and bus bench program and installs these facilities as opportunities become available for their implementation. |
| | <ul style="list-style-type: none">Bus Turnouts: The City reviews development plans and identifies locations for the installation of bus turnouts on arterials roadways. |
| GOAL 6: Increase the use of non-motorized modes of transportation. | <ul style="list-style-type: none">Regional Hiking and Biking Trail System: The City supports and promotes the safety of pedestrians and bicyclists by complying with uniform standards and |

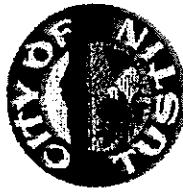


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| | <p>practices, including designation of bicycle lanes, off-road bicycle trails, proper signage, and adequate sidewalks, bicycle lanes, and off-road bicycle trail widths. In FY 2004/05 the City funded and constructed Phase V of the County Regional Trail System.</p> |
| <p>GOAL 7: Provide for a well-designed and convenient parking facilities.</p> | <ul style="list-style-type: none">• Orange County Master Plan of Bikeways: The City supports and coordinates the development and maintenance of bikeways in conjunction with the Orange County Master Plan of County Bikeways. |
| <p>GOAL 8: Define and evaluate alternative financing methods for circulation system management and maintenance costs on a Citywide and areawide basis.</p> | <ul style="list-style-type: none">• Parking Facilities: Tustin encourages the efficient use of existing parking facilities, including provisions for shared use of facilities, smaller vehicles, and other provisions to improve the effectiveness of City parking codes and ordinances. Additionally, the City provides for common parking facilities in the Old Town area to provide convenient access to public and private facilities. A new public parking facility was completed at the new Main Street Water Reservoir site.• Development Review and Parking Requirements: The City monitors development to ensure sufficient off-street parking for all land use decisions.• Measure M and Proposition 111: The City maintains Orange County standards established to qualify for new revenue sources provided by Measure M and Proposition 111.• Transportation System Improvement Program (TSIP): The City requires participation in applicable transportation fees in the TSIP areas, which enable transportation improvements to be funded on a fair share basis by the development community |

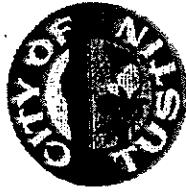


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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none">• Major Bridge and Thoroughtare Fee Program: The City requires and collects applicable fees from development to provide for regional transportation improvements through this program. |
| CONSERVATION, OPEN SPACE, AND RECREATION ELEMENT | |
| The Conservation/Open Space/Recreation Element provides for the protection, conservation, and management of natural and open space resources. The Conservation component deals primarily with the preservation of natural resources, such as water, soils, minerals, and animal life. The Open Space component identifies open space that is left undeveloped for public health and safety reasons and open space that is used for the preservation of natural resources, for the managed production of resources, and for outdoor recreation. The Recreation component identifies planned park and recreation facilities designed to support the recreational needs of Tustin's population. | |
| GOAL 1: Reduce air pollution through proper land use, transportation and energy use planning. | <ul style="list-style-type: none">• Discretionary Actions: (Land Use Element Goal 1 for description) |
| GOAL 2: Improve air quality by influencing transportation choices of mode, time of day, or whether to travel, and to establish a jobs/housing balance. | |



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|---|---|
| GOAL 3: Reduce particulate emissions to the greatest extent feasible. | <ul style="list-style-type: none">Regional Transportation Improvements Program (Circulation Element Goal 3 for description) |
| GOAL 4: Reduce emissions through reduced energy consumption. | <ul style="list-style-type: none">Regional Transportation Improvements Program (Circulation Element Goal 3 for description) |
| GOAL 5: Protect water quality and conserve water supply. | <ul style="list-style-type: none">National Pollutant Discharge Elimination System (NPDES): (Land Use Element Goal 4 for description)Pioneer Park: The completion of one year service of the permeable pavement parking lot at Pioneer Road Park provides for the protection of water runoff to storm drains and maintains water runoff limited to the park property. |
| GOAL 6: Identify, designate, and preserve significant or unique riparian habitats. | <ul style="list-style-type: none">Natural Communities Conservation Program (Land Use Element Goal 9 for description) |
| GOAL 7: Conserve and protect natural plan and animal communities. | <ul style="list-style-type: none">Regional Hiking and Biking Trail System: (Circulation Element Goal 6 for description) |
| GOAL 8: Conserve and protect significant topographical features, resources, and soils in watershed areas, resources, and soils. | <ul style="list-style-type: none">Hillside Review Procedures: (Housing Element Goal 6 for description) |
| GOAL 9: Manage the production of economically valuable agricultural resources to achieve a balance between current market forces and long-term community values. | <ul style="list-style-type: none">Citrus Ranch Park: In 2005 the City is developing construction drawings, plans, and specifications for the Citrus Ranch Park project. The Master Plan identified maintaining 90 percent of lemon grove at Citrus Ranch Park. |

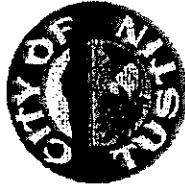


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| GOALS | PROGRAMS |
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| GOAL 10: Reduce solid waste produced within City. | <ul style="list-style-type: none">Source Reduction Recycling Element: In the year 2000, the City's diversion requirement was fifty (50) percent. The City is currently implementing a new solid waste collection and disposal contract that will modify residential and commercial collection and disposal programs to increase waste diversion.Recycling and Waste Management Plan: The State adopted SB1374 mandating that all cities adopt a local ordinance requiring the tracking and recycling of 50% to 75% of all construction and demolition debris or be subject to a State Model Ordinance. In response to the SB 1374, the City adopted ordinance which requires all construction and demolition projects valued at \$50,000 or more to achieve a 50% diversion and those projects valued at \$100,000 or more to also submit a Waste Management Plan quantifying the projects proposed diversion prior to issuance of a building or demolition permit. |
| GOAL 11: Conserve energy resources through use of available energy technology and conservation practices. | <ul style="list-style-type: none">Conservation of Energy within City's Parks: The City monitors lights within City parks by using light schedules and timers. The City, due to the energy shortage, also replaces light bulbs within City parks with energy-efficient light bulbs. The City also continues to utilize Maxicom systems at community facilities for computer generated operations of irrigation systems to maximize the efficient use of water and electricity.LED Traffic Signal Program: The City replaced red and green traffic signal lights with LED (Light Emitting Diodes) lights to conserve energy. As a result, the City conserves a net energy saving of 1.7 million kilowatts per hour per year. All signals have been replaced. |



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| GOAL 12: Maintain and enhance the City's unique culturally and historically significant building sites and features. | <ul style="list-style-type: none">• Historic Plaque Program: (Land Use Element Goal 6 for description) |
| | <ul style="list-style-type: none">• Cultural Resources District Ordinance: (Land Use Element Goal 5 for description) |
| | <ul style="list-style-type: none">• Mills Act: (Land Use Element Goal 5 for description) |
| | <ul style="list-style-type: none">• Historical Resources Survey Update: (Land Use Element Goal 5 for description) |
| GOAL 13: Preserve Tustin's archeological and paleontologic resources. | <ul style="list-style-type: none">• Discretionary Actions: (Land Use Element Goal 1 for description) |
| GOAL 14: Encourage the development and maintenance of a balanced system of public and private parks, recreation facilities, and open spaces that serve the needs of existing and future residents in the City of Tustin. | <ul style="list-style-type: none">• Centennial Park Restroom: The City recently completed the renovation of the Centennial Park restrooms. |
| | <ul style="list-style-type: none">• Pioneer Road Park: The City completed the development of the Pioneer Road Park located in Tustin Ranch in May 2004. |
| | <ul style="list-style-type: none">• Park and Recreation Programs: The City's parks and recreation sponsored and coordinated park and recreation programs such as educational class programs, youth and adult programs, recreation programs, summer camps, and special events such as Tiller Days, El Camino Real Street Fair and Chili-Cook- |



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| | <p>Off, Christmas Tree-Lighting Ceremony, Spring Egg Hunt, Cinco de Mayo, Summer Family Showcase, "Movie in the Park", "Concert in the Park", and Tustin Idol to over 265,000 participants.</p> |
| | <ul style="list-style-type: none">• Recreational Youth Programs: The City allocated CDBG grants for non-profits organizations to provide after school programs (i.e. Boys and Girls Club, Tustin Family Youth Center, etc.) |
| | <ul style="list-style-type: none">• MCAS Specific Plan: (Land Use Element Goal 13 for description)• Park Development, Improvements, and Maintenance Program: (Land Use Element Goal 9 for description) |
| | <ul style="list-style-type: none">• Regional Hiking and Biking Trail System: (Circulation Element Goal 6 for description) |
| | <ul style="list-style-type: none">• Discretionary Actions: (Land Use Element Goal 1 for description) |
| GOAL 15: Coordinate local open space and trail areas with the regional facilities of the County and adjoining cities. | <ul style="list-style-type: none">• MCAS Tustin Specific Plan: (Land Use Element Goal 13 for description) |
| | <ul style="list-style-type: none">• Regional Hiking and Biking Trail System: (Circulation Element Goal 6 for description) |
| GOAL 16: Provide a range of informal opportunities and organized recreational, cultural, sports, and life | <ul style="list-style-type: none">• Park and Recreation Programs: (Conservation, Open Space, and Recreation Element Goal 14 for description) |



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| GOALS | PROGRAMS |
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| enrichment programs and services which will enable community residents of all ages, interests, and abilities to participate and experience self-satisfaction, personal growth, and fulfillment in leisure activities. | <ul style="list-style-type: none">• Camp Programs and Educational Classes: The City of Tustin Parks and Recreation Department coordinated and implemented many new programs and camps this past year and is able to accommodate an additional 2,000 participants annually. The new programs introduced the past year were: La Crosse Camps, Science Adventure Camps, Skyhawks Sports Camps, Horse Summer Day Camps, Fencing, Swim Lessons, and Senior Ice Skating. Enrollment in educational classes has increased by five (5) percent. Sports program registration increased by seven percent. Youth Day Camps increased from 31 to 38. |
| | <ul style="list-style-type: none">• Tustin Family and Youth Center: (Land Use Element Goal 8 for description) |
| | <ul style="list-style-type: none">• CDBG, HOME, and other State and Federal Programs: The City allocated \$149,700 of CDBG grants in FY 2003-04 to non-profit organizations carrying out public services activities. |
| | <ul style="list-style-type: none">• Park and Recreation Programs: (Conservation, Open Space, and Recreation Element Goal 14 for description) |
| | <ul style="list-style-type: none">• Recreational Youth Programs: (Conservation, Open Space, and Recreation Element Goal 14 for description) |

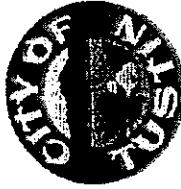


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| GOALS | PROGRAMS |
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| <p>GOAL 17: Operate and maintain existing and future parks and recreation facilities so they are safe, clean, and attractive to the public; and preserve, protect, and enhance both existing and potential natural recreation areas to ensure that long-term public investments and values are not unreasonably preempted, compromised, or prevented by neglect or short-term considerations.</p> | <ul style="list-style-type: none">• Park and Recreation Programs: (Conservation, Open Space, and Recreation Element Goal 14 for description) |
| | <ul style="list-style-type: none">• Park Development, Improvements, and Maintenance Programs: (Land Use Element Goal 9 for description) |
| | <ul style="list-style-type: none">• Regional Hiking and Biking Trail System: (Circulation Element Goal 6 for description). |
| | <ul style="list-style-type: none">• Tustin Area Senior Center: (Conservation, Open Space, and Recreation Element Goal 14 for description) |
| <p>GOAL 18: Ensure that the recreational goals and policies are pursued and realized in an organized, incremental, and cost-effective manner and consistent with the City of Tustin's financial resources and legal authorities and the appropriate responsibilities of other</p> | <ul style="list-style-type: none">• Parks Seven-Year Capital Improvement Program: The City Council adopted a revised seven-year capital improvement program (CIP) for parks throughout the City. |

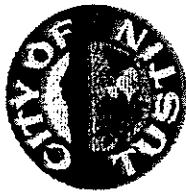


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| GOALS | PROGRAMS |
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| agencies, the private sector, and individual and group users. | <ul style="list-style-type: none">Park and Recreation Programs: (Conservation, Open Space, and Recreation Element Goal 14 for description) |
| | <ul style="list-style-type: none">Recreational Youth Programs: (Conservation, Open Space, and Recreation Element Goal 14 for description) |
| PUBLIC SAFETY ELEMENT | |
| GOAL 1: Reduce the risk to the community's inhabitants from flood hazards. | <p>The Public Safety Element identifies and addresses those natural or man-made characteristics which exist in or near the City which represent a potential danger to the safety of the citizens, sites, structures, public facilities, and infrastructure. The Element establishes policies to minimize the danger to residents, workers, and visitors and identifies actions needed to deal with crisis situations. The following potential hazards are included in the Public Safety Element: flooding, seismically induced conditions, including surface rupture, ground shaking, ground failure, and seiche; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; wildland/urban interface fires; evacuation routes, hazardous materials; law enforcement; and aircraft overflights. The following is a listing of all Public Safety Element goals and implementation measures:</p> <ul style="list-style-type: none">National Flood Insurance Program: Disseminate flood zone information to the public and participate in the National Flood Insurance Program.Hazard Mitigation Plan: The City will analyze the potential risks and identify mitigation strategies while preparing the Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000. |

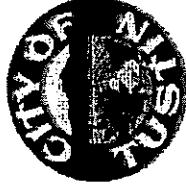


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| GOAL 2: Minimize risk from upstream dam failures. | <ul style="list-style-type: none">Risk Assessment Procedures: The City's emergency plan contains a disaster recovery component. City staff has in the past years attended special disaster response and recovery training sponsored by the California Office of Emergency Services. |
| GOAL 3: Reduce the risk to the community from geologic and seismic hazards. | <ul style="list-style-type: none">Hazard Mitigation Plan: The City will analyze the potential risks and identify mitigation strategies while preparing the Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000. |
| GOAL 4: Reduce the risk to the community's inhabitants from exposure to hazardous materials and wastes. | <ul style="list-style-type: none">Fire Service Contract: The City contracts with the Orange County Fire Authority to provide fire services to Tustin residents. |
| GOAL 5: Reduce the risk to the community's inhabitants from fires or explosions. | <ul style="list-style-type: none">Fire Service Contract: (Public Safety Element Goal 4 for description) |
| GOAL 6: Stabilize demand for law enforcement services. | |
| GOAL 7: Minimize the level of danger to life and property from air operations accidents. | <ul style="list-style-type: none">Emergency Exercise: While City has a very limited role in aircraft operations, the City's Emergency Response staff has indicated that the next emergency exercise may include an aviation accident scenario, thereby improving the City's response abilities/preparedness. |
| GOAL 8: Improve the City's ability to respond to natural and man-made emergencies. | <ul style="list-style-type: none">Hazard Mitigation Plan: The City will analyze the potential risks and identify mitigation strategies while preparing the Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000. The City's emergency plan was approved |

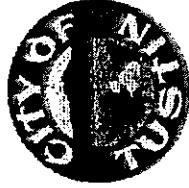


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| | by the City Council in 2001 and has been distributed to staff. The City's Plan utilizes the California Standardized Emergency Management System to identify specific organizational responsibilities and procedures. Ongoing training will familiarize staff with these standard response procedures. Coordination with regional and State disaster response organizations occurs on a daily basis. |
| GOAL 9: Reduce the amount of personal injury, damage to property, and economic or social dislocation as the result of disaster. | <ul style="list-style-type: none">• Risk Assessment Procedures: (Public Safety Element Goal 2 for description). |
| <h4>NOISE ELEMENT</h4> <p>The Noise Element is a comprehensive approach for including noise control in the planning process. It is a tool for achieving and maintaining environmental noise levels compatible with land use. The Noise Element includes effective strategies to reduce excessive noise in the community resulting from mobile sources such as traffic, aircraft, rail, and stationary sources, such as construction activity and music. The following is a listing of all Noise Element goals and implementation measures:</p> | |
| GOAL 1: Use noise control measures to reduce the impact from transportation noise sources. | <ul style="list-style-type: none">• John Wayne Airport Noise Monitoring Program: The City monitors aircraft noise levels originating from the John Wayne Airport to ensure the noise level is within the Community Noise Equivalent Level (CNEL). |
| GOAL 2: Incorporate noise considerations into land use planning decisions. | <ul style="list-style-type: none">• John Wayne Airport Noise Monitoring Program: (Noise Element Goal 1 for description) |

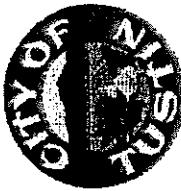


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| | <ul style="list-style-type: none">Discretionary Actions: (Land Use Element Goal 1 for description) |
| GOAL 3: Develop measures to control non-transportation noise impacts. | <ul style="list-style-type: none">Property Maintenance Equipment Noise Ordinance: The City continues to enforce the Property Maintenance ordinance to prohibit the use and operation of loud property maintenance equipment during certain hours.Discretionary Actions: (Land Use Element Goal 1 for description) |
| <h3>GROWTH MANAGEMENT ELEMENT</h3> <p>The Growth Management Element contains policies for the planning and provision of traffic improvements that are necessary for orderly growth and development. The following is a listing of all Growth Management Element goals and implementation measures:</p> | |
| GOAL 1: Reduce traffic congestion. | <ul style="list-style-type: none">Growth Management Area Program: The City participates in the interjurisdictional coordination in addressing infrastructure concerns and in implementing needed improvement within the Growth Management Area established by the City-County coordination Committee. GMA projects include the Red Hill Avenue/SCRRA Railway grade separation (planning stage), Seventeenth Street overcrossing at the SR-55 Freeway (completed), and intersection enhancements at Red Hill Avenue/Barranca Parkway (planning stage). All of the above projects improve interjurisdictional traffic flow and roadway capacity.Traffic Signal Coordination Program: (Circulation Element Goal 4 for description). |

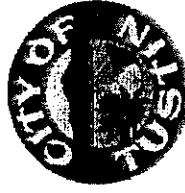


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| GOAL 2: Ensure adequate transportation facilities are provided for existing and future inhabitants of the City. | <ul style="list-style-type: none">• Measure M and Proposition 111: (Circulation Element Goal 8 for description).• Growth Management Area (GMA) Program: (Growth Management Goal 1 for description).• Regional Transportation Improvements Program: (Circulation Element Goal 3 for description).• Orange County Master Plan of Arterial Highways: (Circulation Element Goal 1 for description).• Congestion Management Program: (Circulation Element Goal 3 for description). |
| GOAL 3: Cooperate with neighboring jurisdictions and the County to achieve reduction in regional traffic congestion. | <ul style="list-style-type: none">• Orange County Master Plan of Arterial Highways: (Circulation Element Goal 1 for description).• Regional Transportation Improvements Program: (Circulation Element Goal 3 for description).• Congestion Management Program (CMP): (Circulation Element Goal 3 for description).• Measure M and Proposition 111: (Circulation Element Goal 8 for description). |



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| | <ul style="list-style-type: none">• Growth Management Areas (GMA) Program: Growth Management Element Goal 1 (no description). |
| GOAL 4: Strive to develop and maintain a balance between jobs and housing in Tustin. | |